

616 8th Ave S. Project summary

The proposed development consists of demolishing the existing 1-story warehouse building and constructing a new 13-story mixed use building with below grade parking. The building will include 5,510 SF of street level retail spaces and 202 apartments above in the upper 12 levels. An open plaza is also proposed at the corner of the site close to the street intersection. The plaza will be an expansion of the sidewalk and allows pedestrians, retailers, and the building tenants to utilize the outdoor space. The building will also have 2 levels of below grade parking for 116 vehicles and bike storage. The building will be a total of 195,315 SF, including the below grade parking areas. Proposed work also includes improvements of sidewalks, curbs, ramps and landscaping along the 8th Ave S and the S Lane St Right of Way.

The project, 616 8th Avenue South Mixed Use Apartments, is located at 616 8th Avenue South, and sits at the intersection of 8th Ave S and S Lane St. The project is located in the DM 85/85 - 170 zone, which allows a development to build up to 170 feet. The site is also located within the Downtown Urban Center and within the International Special Review District area. The site area is 20,167 SF.

Currently the site contains an existing 1-story warehouse building with multiple tenants that was constructed in 1959. Current tenants including a game store and a hookah lounge. There is surface parking provided in portions of the lot in front of the tenant spaces.